Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203

Bill Garrett Davidson County
Batch# 66565 DEEDWARRSP
03/08/2018 11:20:30 AM 5 pgs
Fees: $28.00 Taxes: $5,225.35
20180308-0021952

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
L & S Family Entertainment, LLC 90 Volunteer Drive, Suite 300 Hendersonville, Tennessee 37075	same	16108002400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,412,256.00.

Affiant

Sworn to and subscribed before me this 7th day of March, 2018.

Notary Public
My Commission Expires: 5/5/2020

TAMMY L. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **S & S Family Entertainment, LLC**, a Delaware limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey to **L & S Family Entertainment, LLC**, a Tennessee limited liability company, hereinafter called the GRANTEE, an undivided 88.266%

interest in the real property located in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. "Parcel B, reserved for commercial", on the plan of Kingswood Park, as shown on plat of record in Plan Book 2900, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to S & S Family Entertainment, LLC, by Warranty Deed of record as Instrument No. 20140501-0036896, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 5315 Nolensville Pike, Nashville, Tennessee.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns in fee simple forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

SEE EXHIBIT A

GRANTOR further covenants and binds itself to warrant and forever defend the title to the said land to the GRANTEE against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

201803080021952

WITNESS the execution of this Special Warranty Deed as of this 7th day of March, 2018.

S & S Family Entertainment, LLC

By: _____
Gregory D. Scott, Director

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD)

Personally appeared before me, a Notary Public in and for said County and State, Gregory D. Scott, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Director of S & S Family Entertainment, LLC, a Delaware limited liability company, the bargainor, and that he as such Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Director.

WITNESS my hand and seal, at office in Norwalk, CT this the 5th day of March, 2018.

_____
Notary Public

My Commission Expires: 6/30/2021



Deed – Tusculum – 88.266%

EXHIBIT A

Permitted Encumbrances

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. All matters shown on plat of record in Book 2900, Page 70, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Restrictive Covenants, by C.C. Adams and J.E. Adams, of record in Book 2963, Page 153 and Book 3030, Page 491; as corrected in Book 3177, Page 227, in the Register's Office of Davidson County, Tennessee; deleting, however, any covenant, condition, or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, marital status, ancestry, disability, handicap, familial status, or national origin, to the extent such covenant, condition, or restriction violates 42 U.S.C. Section 3604(c).

4. Terms and provisions of that certain unrecorded lease by and between James D. Pope and Dorothy M. (Mrs. J) Pope and American Machine and Foundry Company, as evidenced by Lease Modification, Waiver and Consents of record in Book 3893, Page 893 and Book 5138, Page 892, in the Register's Office of Davidson County, Tennessee.

5. Perpetual Easement for Highway Purposes from James D. Pope and wife, Dorothy M. Pope, to State of Tennessee, of record in Book 4031, Page 56, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Limited Use Agreement, by and between Hickory Woods Apartments, L.P. and Pope Family, L.P., of record in Instrument No. 200205220062589, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

